

PETERS APPRAISAL SERVICES

LOAN#  
File No. LOT113 TRANSON

NOVEMBER 3, 2005

AMERICAN MORTGAGE LINK  
10014 N DALE MABRY HWY STE 101.  
TAMPA, FL 33618

File Number: LOT113 TRANSON

RE CUSTOMER: STEWART, JANIS

In accordance with your request, I have personally inspected and appraised the real property at:

LOT 113 TRANSON LN  
ROTONDA WEST, FL 33847

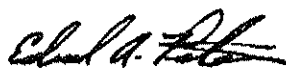
The purpose of this appraisal is to estimate the market value of the subject property, as improved.  
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of November 3, 2005 is:

\$370,000  
Three Hundred Seventy Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,  
final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

SINCERELY,



EDWARD A. PETERS  
ST. CERT. GEN. REA.

813-845-3676

8314 LAKE SUNRISE DR., APOLLO BEACH, FL 33572

Miller - 000867

PETERS APPRAISAL SERVICES

LOAN#  
File No. LOT113 TRANSON

APPRAISAL OF



REAL PROPERTY

LOCATED AT:

LOT 113 TRANSON LN  
ROTONDA WEST, FL 33947

FOR:

AMERICAN MORTGAGE LINK  
10014 N DALE MABRY HWY STE 101  
TAMPA, FL 33618

BORROWER:

STEWART, JANIS

AS OF:

November 3, 2005

BY:

EDWARD A. PETERS  
ST. CERT. GEN. REA.

6314 LAKE SUNRISE DR., APOLLO BEACH, FL 33572

**PETERS APPRAISAL SERVICES**  
**UNIFORM RESIDENTIAL APPRAISAL REPORT**

LOAN#  
File No. LOT113 TRANSON

Property Description: LOT 113 TRANSON LN City ROTONDA WEST State FL Zip Code 33947

Legal Description: ROTONDA SANDS UNIT 1 BLOCK 4 LOT 113 County CHARLOTTE

Assessor's Parcel No. 0098874-037530-2 Tax Year 2004 R.E. Taxes \$ 194.85 Special Assessments \$ 0.00

Borrower STEWART, JANIS Current Owner CCI HOMES Occupant: ☐ Owner ☐ Tenant ☒ Vacant

Property rights appraised: ☒ Fee Simple ☐ Leasehold ☐ Project Type ☐ PUD ☐ Condominium (HUD/VA only) HOA# 0.00 /Mo.

Neighborhood or Project Name ROTONDA WEST Map Reference 41-21-31 Census Tract 305.00

Sale Price \$ 333,000 Date of Sale PENDING Description and \$ amount of loan charges/concessions to be paid by seller 0

Lender/Client AMERICAN MORTGAGE LINK Address 10014 N DALE MABRY HWY STE 101, TAMPA, FL 33618

Appraiser EDWARD A. PETERS Address 6314 LAKE SUNRISE DR, APOLLO BEACH, FL 33572

|                 |  |  |                                      |  |                       |                    |  |
|-----------------|--|--|--------------------------------------|--|-----------------------|--------------------|--|
| Location        | <input type="checkbox"/> Urban                 | <input checked="" type="checkbox"/> Suburban   | <input type="checkbox"/> Rural       | Predominant occupancy                        | Single family housing | Present land use % | Land use change  |
| Built up        | <input type="checkbox"/> Over 75%              | <input checked="" type="checkbox"/> 25-75%     | <input type="checkbox"/> Under 25%   | <input checked="" type="checkbox"/> Owner 90 | AGE (yrs)             | One family 100%    | <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely |
| Growth rate     | <input type="checkbox"/> Rapid                 | <input checked="" type="checkbox"/> Stable     | <input type="checkbox"/> Slow        | <input type="checkbox"/> Tenant 10           | 221 Low 0             | 2-4 family 0%      | <input type="checkbox"/> In process  |
| Property values | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable                | <input type="checkbox"/> Declining   | <input type="checkbox"/> Vacant (0-5%)       | 39B High 42           | Multi-family 0%    | To:  |
| Demand/supply   | <input type="checkbox"/> Shortage              | <input checked="" type="checkbox"/> In balance | <input type="checkbox"/> Over supply | <input type="checkbox"/> Vacant (low %)      | 354 Predominant       | Commercial 0%      |  |
| Marketing time  | <input type="checkbox"/> Under 3 mos.          | <input checked="" type="checkbox"/> 3-5 mos.   | <input type="checkbox"/> Over 6 mos. |  | 354 16                |                    |  |

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: SUBJECT PROPERTY IS LOCATED BETWEEN GULFSTREAM BLVD TO THE NORTH, CHARLOTTE HARBOR TO THE EAST, APPLETON BLVD TO THE SOUTH AND ROTONDA BLVD N TO THE WEST.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

THE SUBJECT PROPERTY IS AN ESTABLISHED NEIGHBORHOOD LOCATED WITHIN A CLOSE PROXIMITY TO PUBLIC SUPPORT FACILITIES.

EMPLOYMENT HAS AVERAGE STABILITY. SUBJECT NEIGHBORHOOD HAS AVERAGE OR NORMAL APPEAL TO THE MARKET.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

THE SUBJECT IS LOCATED IN A WELL ESTABLISHED RESALE AREA THAT IS NOT INFLUENCED BY CREATIVE OR UNUSUAL FINANCING.

Project Information for PUDs (if applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ YES ☐ NO

Approximate total number of units in the subject project 0 Approximate total number of units for sale in the subject project 0

Describe common elements and recreational facilities: 0

Dimensions 0.23 ACRES Corner Lot ☐ Yes ☒ No

Site area 10,000 Sq. Ft.

Specific zoning classification and description SINGLE FAMILY RESIDENTIAL

Zoning compliance ☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No zoning

Highest & best use as improved: ☒ Present use ☐ Other use (explain)

|                |                                     |             |                       |         |                                     |         |
|----------------|-------------------------------------|-------------|-----------------------|---------|-------------------------------------|---------|
| Utilities      | Public                              | Other       | Off-site improvements | Type    | Public                              | Private |
| Electricity    | <input checked="" type="checkbox"/> |             | Street                | ASPHALT | <input checked="" type="checkbox"/> |         |
| Gas            | <input checked="" type="checkbox"/> |             | Curbs/gutter          | NONE    |                                     |         |
| Water          | <input checked="" type="checkbox"/> |             | Sidewalk              | NONE    |                                     |         |
| Sanitary sewer |                                     | SEPTIC TANK | Street lights         | NONE    |                                     |         |
| Storm sewer    |                                     |             | Alley                 | NONE    |                                     |         |

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): See Attached

Addendum.

|                      |          |                      |          |             |            |               |     |            |   |
|----------------------|----------|----------------------|----------|-------------|------------|---------------|-----|------------|---|
| GENERAL DESCRIPTION  |          | EXTERIOR DESCRIPTION |          | FOUNDATION  |            | BASEMENT      |     | INSULATION |   |
| No. of Units         | 1        | Foundation           | CONCRETE | Slab        | CONCRETE   | Area Sq. Ft.  | 0   | Roof       |   |
| No. of Stories       | 1        | Exterior Walls       | CBS      | Crawl Space | NONE       | % Finished    | N/A | Ceiling    | FIBER <input checked="" type="checkbox"/> |
| Type (Det./Att.)     | DET      | Roof Surface         | ASPHALT  | Basement    | NONE       | Ceiling       | N/A | Walls      | FIBER <input checked="" type="checkbox"/> |
| Design (Style)       | RANCH    | Gutters & Downsp.    | NONE     | Sump Pump   | NONE       | Walls         | N/A | Floor      |   |
| Existing/Proposed    | PROPOSED | Window Type          | ALUM SH  | Dampness    | NONE NOTED | Floor         | N/A | None       |   |
| Age (Yrs.)           | 0        | Storm/Screen         | SCREENS  | Settlement  | NONE NOTED | Outside Entry | N/A | Unknown    |   |
| Effective Age (Yrs.) | 0        | Manufactured House   | NO       | Infestation | NONE NOTED |               |     |            |   |

| ROOMS    | Foyer | Living | Dining | Kitchen | Den | Family Rm. | Rec. Rm. | Bedrooms | # Baths | Laundry | Other | Area Sq. Ft. |
|----------|-------|--------|--------|---------|-----|------------|----------|----------|---------|---------|-------|--------------|
| Basement |       |        |        |         |     |            |          |          |         |         |       | 0            |
| Level 1  | 1     | 1      | 1      | 1       |     |            |          | 3        | 2F      | 1       |       | 2,017        |
| Level 2  |       |        |        |         |     |            |          |          |         |         |       | 0            |
| PORCH    |       |        |        |         |     |            |          |          |         |         |       | 63           |

Finished area above grade contains: 6 Rooms: 3 Bedroom(s): 2F Bath(s): 2,017 Square Feet of Gross Living Area

|               |                 |           |         |                |                                     |            |                                     |                |           |              |                          |
|---------------|-----------------|-----------|---------|----------------|-------------------------------------|------------|-------------------------------------|----------------|-----------|--------------|--------------------------|
| INTERIOR      |                 | HEATING   |         | KITCHEN EQUIP. |                                     | ATTIC      |                                     | AMENITIES      |           | CAR STORAGE: |                          |
| Floors        | CARPET/TILE/NEW | Type      | HT PUMP | Refrigerator   | <input checked="" type="checkbox"/> | None       | <input type="checkbox"/>            | Refrigerator # | NO        | None         | <input type="checkbox"/> |
| Walls         | DRYWALL/NEW     | Fuel      | ELECT   | Range/Oven     | <input checked="" type="checkbox"/> | Stairs     | <input type="checkbox"/>            | Patio          | NO        | Garage       | <input type="checkbox"/> |
| Trim/Finish   | WOOD/NEW        | Condition | NEW     | Disposal       | <input checked="" type="checkbox"/> | Drop Stair | <input type="checkbox"/>            | Deck           | NO        | Attached     | 2                        |
| Bath Floor    | TILE/NEW        | COOLING   |         | Dishwasher     | <input checked="" type="checkbox"/> | Scuttle    | <input checked="" type="checkbox"/> | Porch          | COV LANAI | Detached     |                          |
| Bath Wainscot | CERM TILE/NEW   | Central   | YES     | Fan/Hood       | <input checked="" type="checkbox"/> | Flour      | <input type="checkbox"/>            | Fence          | NO        | Built-in     |                          |
| Doors         | WOOD/NEW        | Other     | NONE    | Microwave      | <input checked="" type="checkbox"/> | Heated     | <input type="checkbox"/>            | Pool           | NO        | Carport      |                          |
|               |                 | Condition | NEW     | Washer/Dryer   | <input checked="" type="checkbox"/> | Finished   | <input type="checkbox"/>            |                |           | Driveway     | 2                        |

Additional features (special energy efficient items, etc.): NONE

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: SUBJECT

HOUSE HAS AN APPROPRIATE FLOOR PLAN DESIGN WITH NO FUNCTIONAL OR PHYSICAL INADEQUACIES AT THE TIME OF THE APPRAISAL.

SUBJECT IS CONSIDERED NEW CONSTRUCTION. PLANS AND SPECIFICATIONS PROVIDED BY CCI HOMES CONTRACTORS. SUBJECT IS VACANT LOT AT TIME OF APPRAISAL.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: NONE OBSERVED





## PETERS APPRAISAL SERVICES

LOAN#

File No. LOT113 TRANSON

## UNIFORM RESIDENTIAL APPRAISAL REPORT

## Supplemental Valuation Section

| ITEM                                   | SUBJECT                            | COMPARABLE NO. 4                   | COMPARABLE NO. 5                  | COMPARABLE NO. 6    |
|--|------------------------------------|------------------------------------|-----------------------------------|---------------------|
| LOT 113 TRANSON LN                     | 14 LONG MEADOW LN                  | 5 LONG MEADOW LN                   | 226 SPORTSMAN RD                  |                     |
| Address: ROTONDA WEST                  | ROTONDA WEST, FL                   | ROTONDA WEST, FL                   | ROTONDA WEST, FL                  |                     |
| Proximity to Subject                   | 0.59 MILES                         | 0.59 MILES                         | 1.12 MILES                        |                     |
| Sales Price                            | \$ 333,000                         | \$ 345,000                         | \$ 353,000                        | \$ 369,800          |
| Price/Gross Liv. Area                  | \$ 165.10                          | \$ 166.18                          | \$ 181.03                         | \$ 164.40           |
| Date and/or Verification Sources       | INSP. COUNTY RECORDS ORB 2733-2075 | INSP. COUNTY RECORDS ORB 2871-1515 | INSP. COUNTY RECORDS ORB 2757-290 |                     |
| VALUE ADJUSTMENTS                      | DESCRIPTION                        | + (-) \$ Adjustment                | DESCRIPTION                       | + (-) \$ Adjustment |
| Sales or Financing Concessions         | CONV                               | 0                                  | CONV                              | 0                   |
| Date of Sale/Time                      | PENDING                            | 0                                  | PENDING                           | 0                   |
| Location                               | SUBURBAN                           | 0                                  | SUBURBAN                          | 0                   |
| Leasehold/Free Simple                  | FEE SIMPLE                         | 0                                  | FEE SIMPLE                        | 0                   |
| Site                                   | 10,000                             | 0                                  | 10,000                            | 0                   |
| View                                   | RESIDENTIAL                        | 0                                  | RESIDENTIAL                       | 0                   |
| Design and Appeal                      | RANCH                              | 0                                  | RANCH                             | 0                   |
| Quality of Construction                | CBS/AVG                            | 0                                  | CBS/AVG                           | 0                   |
| Age                                    | 0 Years                            | +9,000                             | 0                                 | +10,000             |
| Condition                              | AVERAGE                            | 0                                  | AVERAGE                           | 0                   |
| Above Grade Room Count                 | 6' 3' 2F                           | 0                                  | 7' 3' 2F                          | 0                   |
| Gross Living Area                      | 2,017 Sq.Ft.                       | -900                               | 1,850 Sq.Ft.                      | +200                |
| Basement & Finished Rooms Below Grade  | NONE                               | 0                                  | NONE                              | 0                   |
| Functional Utility                     | AVERAGE                            | 0                                  | AVERAGE                           | 0                   |
| Heating/Cooling                        | CHA                                | 0                                  | CHA                               | 0                   |
| Energy Efficient Items                 | NONE                               | 0                                  | NONE                              | 0                   |
| Garage/Carport                         | 2 GARAGE                           | 0                                  | 2 GARAGE                          | 0                   |
| Porch, Patio, Deck, Fireplace(s), etc. | ENCL PORCH                         | 0                                  | ENCL PORCH                        | 0                   |
| Fence, Pool, etc.                      | NONE                               | 0                                  | NONE                              | 0                   |
| POOL                                   | 0                                  | 0                                  | 0                                 | -10,500             |
| Not Adj. (Total)                       |                                    | \$ 8,100                           |                                   | \$ 300              |
| Adjusted Sales Price of Comparable     |                                    | \$ 353,100                         |                                   | \$ 369,800          |

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.):

ABOVE SALES ARE AVAILABLE AND USED IN

THIS REPORT DUE TO NEW CONSTRUCTION OF SUBJECT.

| ITEM   | SUBJECT        | COMPARABLE NO. 4    | COMPARABLE NO. 5    | COMPARABLE NO. 6    |
|--|----------------|---------------------|---------------------|---------------------|
| Date, Price and Data Source for prior sales within year of appraisal   | OVER 36 MONTHS | NONE OVER 12 MONTHS | NONE OVER 12 MONTHS | NONE OVER 12 MONTHS |
| Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: | CTY RECORDS    | COUNTY RECORDS      | COUNTY RECORDS      | COUNTY RECORDS      |

## ADDENDUM

|                                      |           |                          |
|--------------------------------------|-----------|--------------------------|
| Borrower: STEWART, JANIS             |           | File No.: LOT113 TRANSON |
| Property Address: LOT 113 TRANSON LN |           | Case No.: LOANS          |
| City: ROTONDA WEST                   | State: FL | Zip: 33847               |
| Lender: AMERICAN MORTGAGE LINK       |           |                          |

**Site Comments**

THE APPRAISER WAS NOT FURNISHED A RECENT SURVEY. CONSEQUENTLY NO DETERMINATION OF AN ENCROACHMENT OR OTHER ADVERSE CONDITIONS CAN BE DETERMINED. WELL AND SEPTIC TANKS ARE TYPICAL FOR THE AREA AND DO NOT ADVERSELY AFFECT VALUE AND/OR MARKETABILITY. A SURVEY IS RECOMMENDED.

**Additional Comments****APPRAISAL INFORMATION GATHERING AND REPORTING:**

This appraisal report is a Summary Appraisal report which is intended to comply with the requirements established under Standards Rule 2-2(b) of Uniform Standards of Professional Appraisal Practice for a Summary Appraisal report. This report is a summary of the information, rationale and analysis used in the appraisal process to determine the appraiser's estimate of value. Supporting documentation is retained in the appraiser's file and may not appear in this report.

As part of the appraisal process, the appraiser has completed extensive research with respect to the subject property and the comparables used. Uniform Standards of Professional Appraisal Practice were followed throughout the entire appraisal process, with no departures from Standard 1.

Subject is considered new construction and will have a higher or lower value than predominant market value which includes all ages of homes in the area. This is considered normal or average for the area and has no effect on marketability being subject's value is within the low and high end range of values as stated in form.

**SCOPE OF APPRAISAL:**

The scope of this appraisal is to analyze market conditions as of the effective date of the appraisal and consider all approaches to value in order to estimate the subject's market value, as defined for it Highest and Best Use.

**INTENDED USE OF APPRAISAL:**

The intended use of this appraisal report is to determine an estimated market value of the subject property and to act as a tool for financing and/or decision making by client. This appraisal is intended for the above mentioned client only.

This appraisal can be considered to be reliable with respect to the final value estimated. This appraisal should not be considered reliable when individual line items are viewed separately or taken out of the context of this report.

**COMPARABLE SALES ANALYSIS:**

In the Comparable Sales Analysis recent comparables sales were selected based on age, size, quality condition and as near physically to the subject's could be found. A search of public records produced no more recent similar sales.

Land value determined by allocation and extraction methods and recent lot sales.

Quality of construction adjustments for the comparables sales were based on apparent marketplace reaction to quality of materials or components, method of application, type of ornamentation, design, finish and evidence of workmanship of the various commonest typical for this class. Items such as ceiling height, floor coverings, material and workmanship, size and number of appointments and extra features were taken into consideration.

Adjustments applied were derived through paired sales analysis within the subject marketplace. Differences in living areas, bathrooms, and age were adjusted accordingly. Porches, pools and miscellaneous extras were adjusted according to apparent marketplace reaction to size and quality. Sales comps used are similar developed lots vs subject and no location or site adjustment is necessary. Various differences in square footage of lot sizes is not reflected in market values for lot purchases in subject's area. Average lot sizes vary between 10,000 - 12,000 sq. ft with no value difference shown in market lot sales. No adjustment is necessary for average size lot sales.

**FINAL ESTIMATE OF VALUE:**

No personal property has been included in the final estimate of value.

**ELECTRONIC SIGNATURE:**

This report contains digital signature that are encrypted and password protected for use only by the appraiser signing this report.

SUBJECT PROPERTY PHOTO ADDENDUM

|                                      |           |                          |
|--------------------------------------|-----------|--------------------------|
| Borrower: STEWART, JANIS             |           | File No.: LOT113 TRANSON |
| Property Address: LOT 113 TRANSON LN |           | Case No.: LOAN#          |
| City: ROTONDA WEST                   | State: FL | Zip: 33947               |
| Lender: AMERICAN MORTGAGE LINK       |           |                          |



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: November 3, 2005  
Appraised Value: \$ 370,000



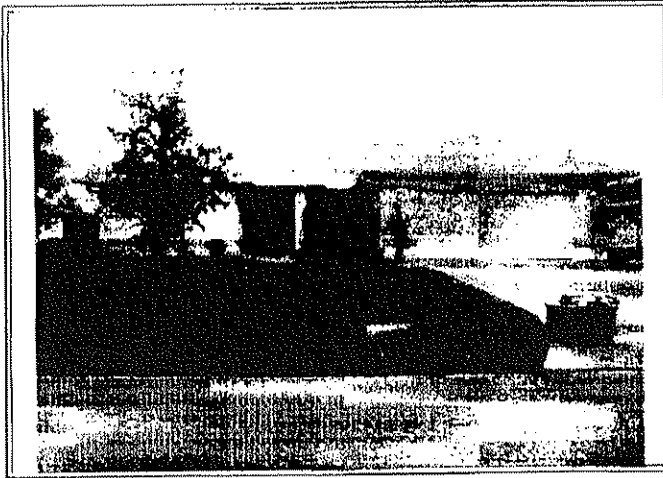
REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

|                                      |                         |
|--------------------------------------|-------------------------|
| Borrower: STEWART, JANIS             | File No: LOT113 TRANSON |
| Property Address: LOT 113 TRANSON LN | Case No.: LOAN#         |
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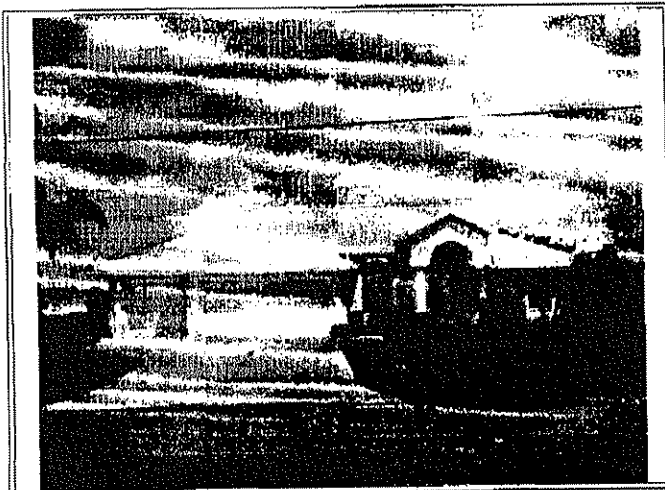
COMPARABLE SALE #1

500 BOUNDARY BLVD  
ROTONDA WEST, FL  
Sale Date: 08/24/2005  
Sale Price: \$ 365,000



COMPARABLE SALE #2

40 LONG MEADOW PL  
ROTONDA WEST, FL  
Sale Date: 05/02/2005  
Sale Price: \$ 383,000



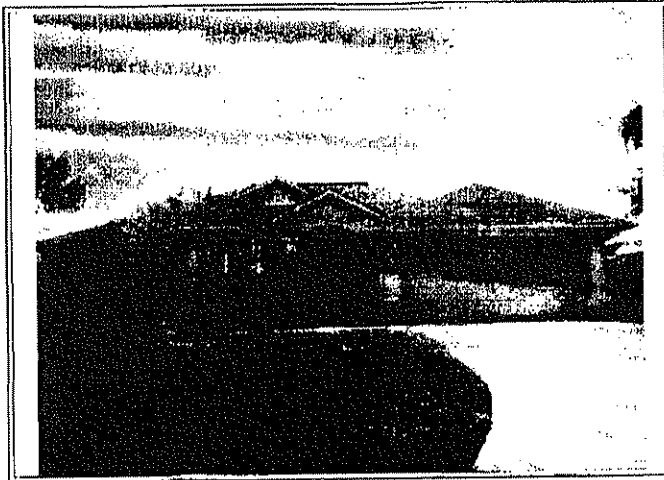
COMPARABLE SALE #3

19 MEDALIST RD  
ROTONDA WEST, FL  
Sale Date: 06/22/2005  
Sale Price: \$ 370,000



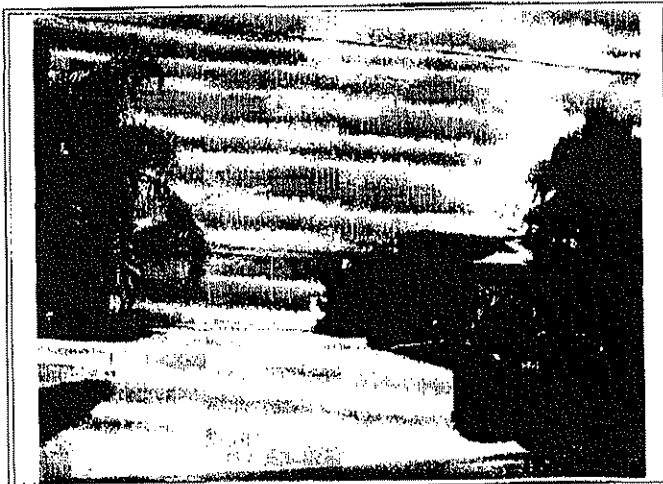
COMPARABLE PROPERTY PHOTO ADDENDUM

|                                      |                          |
|--------------------------------------|--------------------------|
| Borrower: STEWART, JANIS             | File No.: LOT113 TRANSON |
| Property Address: LOT 113 TRANSON LN | Case No.: LOAN#          |
| City: ROTONDA WEST                   | State: FL Zip: 33947     |
| Lender: AMERICAN MORTGAGE LINK       |                          |



COMPARABLE SALE #4

14 LONG MEADOW LN  
 ROTONDA WEST, FL  
 Sale Date: 08/21/2005  
 Sale Price: \$ 345,000



COMPARABLE SALE #5

6 LONG MEADOW LN  
 ROTONDA WEST, FL  
 Sale Date: 04/05/2005  
 Sale Price: \$ 353,000



COMPARABLE SALE #6

226 SPORTSMAN RD  
 ROTONDA WEST, FL  
 Sale Date: 07/21/2005  
 Sale Price: \$ 369,900

[illegible]

Miller - 000876

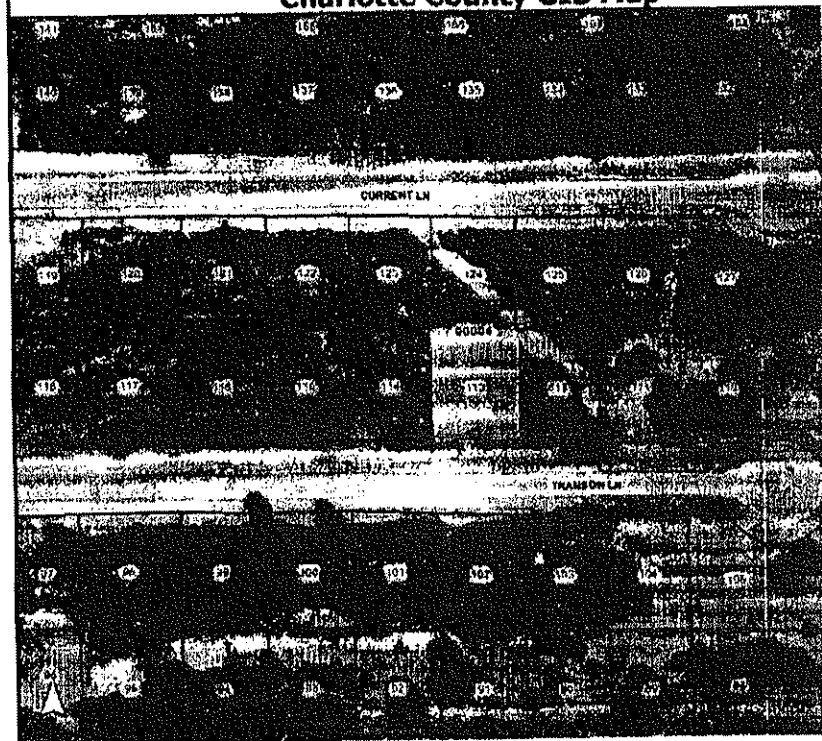
## PLAT MAP

|                                      |                          |
|--------------------------------------|--------------------------|
| Bottom: STEWART, JANIS               | File No.: LOT113 TRANSON |
| Property Address: LOT 113 TRANSON LN | Case No.: LOAN#          |
| City: ROTONDA WEST                   | State: FL                |
| Lender: AMERICAN MORTGAGE LINK       | Zip: 33947               |

Charlotte County GIS - www.ccgis.com

Page 1 of 1

## Charlotte County GIS Map



Charlotte County GIS Department Copyright (c) 2005

1 km



Copyright 2005  
Charlotte County GIS  
38500 Marlack Circle  
Fort Charlotte, FL 33948

DISCLAIMER: This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is to be used for design. C.C.G.I.S. maintains a record regarding the methods used to produce this map and can be furnished upon request.

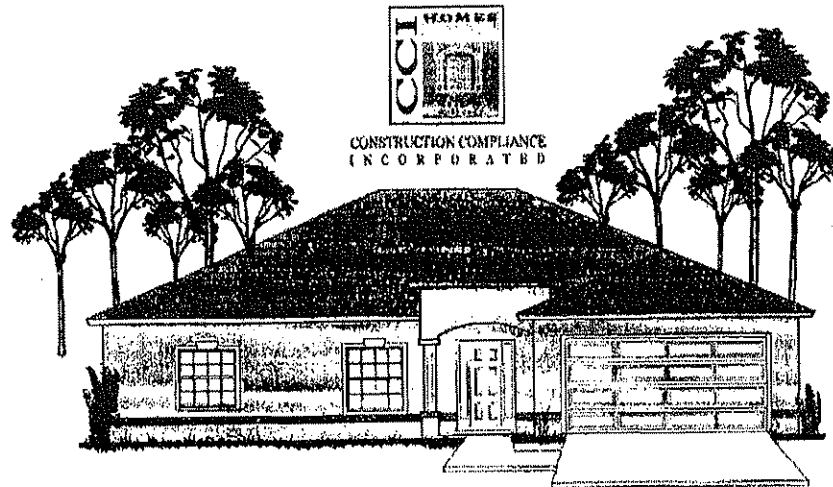
- Legend
- ☐ Streets
  - ☐ Lots
  - ☐ Accretion
  - ☐ Water
  - ☐ Other

<http://www.ccgis.com/servlet/com.cari.carimap.Esrimap?ServiceName=overviewmap&For...> 11/1/2005

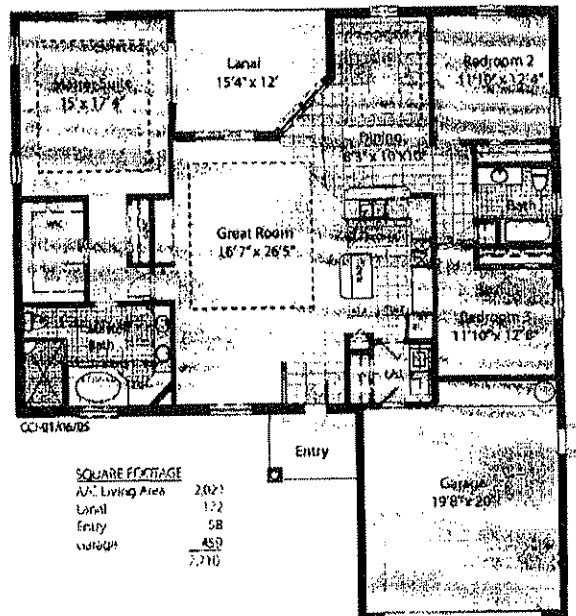
## PETERS APPRAISAL SERVICES

Borrower: STEWART, JANIS  
 Property Address: LOT 113 TRANSON LN  
 City: ROTONDA WEST  
 Lender: AMERICAN MORTGAGE LINK

File No.: LOT113 TRANSON  
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 State: FL Zip: 33947



## THE PALM BEACH



6314 LAKE SUNRISE DR., APOLLO BEACH, FL 33572



## PETERS APPRAISAL SERVICES

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CCI-01/06/05

SPECIAL FEATURES FOR  
**THE PALM BEACH**



CONSTRUCTION COMPLIANCE  
 INCORPORATED



- OVERALL SPECIFICATIONS**
- Land Surveys, Impact Fees, Engineering,
  - Lot Clearing and Fill Dirt
  - Concrete Driveway
  - One Year Home Owners Warranty
  - Ten Year Structural Warranty
  - Up to 8,000 sq. ft. of Sod with Landscape Package

- NEW HOME STRUCTURAL FEATURES**
- Termites Pre-treated Soil & 6 Mil Visqueen Vapor Barrier
  - Concrete & Steel Reinforced Foundation
  - Low Maintenance, 8'-4" Ht. Masonry Walls
  - Steel Reinforced Concrete Window & Door Headers
  - Structural Roof Sheeting
  - Cementitious finish on All Exterior Walls
  - Pre-Cast Concrete Window Sills
  - Pre-Engineered Roof Trusses, 5/12 Roof Pitch
  - Hurricane Engineered per code (130MPH)
  - Concrete Entry and Patio Slab
  - Fungus Resistant 30 Year Architectural Fiberglass Roof Shingles
  - Roof Ridge Vent
  - White Metal Fascia, White Ventilated Soffit
  - 2x4 ~ 16" On Center Interior Walls
  - Large Walk-In Closet in Master Bedroom

- ENERGY SAVING FEATURES**
- Single Control Faucets in Kitchen and Baths
  - Stainless Steel Double Bowl Kitchen Sink
  - R-30 Bat Insulation in the Ceiling
  - High Efficiency Air Conditioning and Heat
  - Insulated 6 Panel Steel Entry Doors & Weather Stripping
  - 40 Gallon Quick Recovery Hot Water Heater
  - Water Conserving Toilets and Shower Heads
  - R-4 Insulation on Exterior Masonry Walls
  - R-11 Insulation Between Interior Walls & Garage
  - Steel 16' x 8' Garage Door
  - Entry Door 6 Panel Colonial Steel Insulated

- INTERIOR TRIM, WINDOWS AND DOORS**
- Marble Window Sills
  - White Aluminum Framed Windows & Screens
  - Sliding Glass Doors
  - Colonial Base Molding and Door Casing
  - Colonial, 6 Panel, Mission Doors
  - Bypass Doors on Closets
  - Vinyl Covered Ventilated Closet Shelving
  - Mini Blinds

- CABINETS**
- Custom Cabinets
  - Solid Surface Counter Tops in Kitchen
  - Bathroom Cabinets, with Choice of Colors

- ELECTRICAL FEATURES**
- 200 Amp Electric System
  - Safety Ground Fault Receptacles in Bath & Kitchen as Required by Codes
  - Recessed Can Lighting Per Plans
  - Pre-wired Cable in Bedrooms & Living Room
  - Pre-wired Phone Lines in Kitchen, Master Bedroom & Livingroom
  - 4 Ceiling Fans and Lights Per Plans
  - Front Door Bell with Chime
  - Garage Door Opener with 2 Transmitters
  - Entry Door Light
  - Smoke Detectors Per Building Codes

- PLUMBING**
- Single Lever Instant On Shower Tub and Sink Faucets
  - Emergency Turn Off Valves
  - 2 Exterior Water Supply Valves
  - CPVC Water Lines in Concrete Slab & Walls
  - Septic Tank & Well Water System if Required or Connection to City Water & Sewer
  - Stainless Steel Double Compartment Kitchen Sink
  - Garbage Disposal
  - Ice Maker Lines with Shut Off Valves

- BATHROOMS**
- Mirrored Medicine Cabinets in all Baths
  - Hollywood Style Vanity Lighting
  - Ceramic Tub Surrounds
  - Garden Tubs and Marble Counter Tops in Master Bath
  - (Per-Plans) Glass Shower Enclosure in Master Bath

- INTERIOR FINISHES**
- Garage Walls 2 Coat Painting
  - Knock Down Ceiling & Wall Finish
  - 2-Coat Paint on all interior walls
  - Bull Nose Corners on all interior Walls
  - Batin Finish in the Bath and Kitchen
  - Walk-in Closets in Master Bedroom
  - Stain-Resistant Wall to Wall Carpet
  - Tile Flooring in Entry, Kitchen, Laundry and Baths

- FRIGIDAIRE APPLIANCES**
- Smooth-top Range, 21 cu. ft. Refrigerator & Dishwasher in White Finish
  - Built-in Microwave
  - Washer & Dryer

ALL FEATURES MAY NOT BE INCLUDED IN ALL MODELS. SEE YOUR SALES CONSULTANT FOR ANY ADDITIONAL AVAILABLE OPTIONS. CCI HOMES RESERVES THE RIGHT TO CHANGE FINISHES, MATERIALS AND DESIGN WITHOUT PRIOR NOTICE.

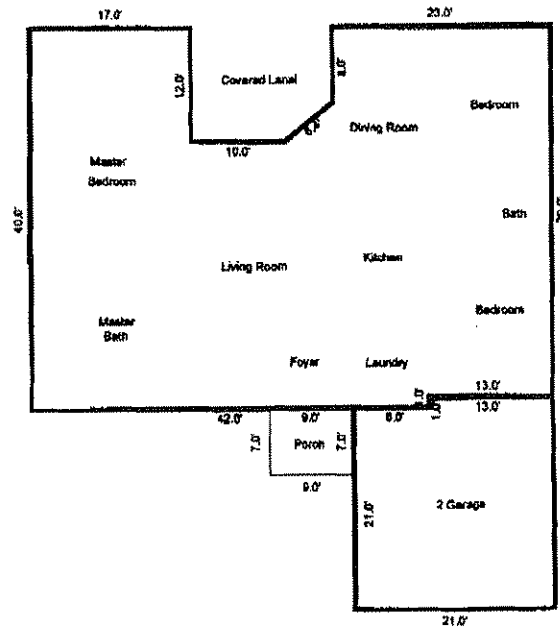
**Expect more**

6314 LAKE SUNRISE DR., APOLLO BEACH, FL 33572

## FLOORPLAN

Borrower: STEWART, JANIS  
 Property Address: LOT 113 TRANSON LN  
 City: ROTONDA WEST  
 Lender: AMERICAN MORTGAGE LINK

File No.: LOT113 TRANSON  
 Case No.: LOAN#  
 State: FL  
 Zip: 33947



Sketch by Apex IV Windows™

| AREA CALCULATIONS SUMMARY |             |         |         |
|---------------------------|-------------|---------|---------|
| Code                      | Description | Size    | Totals  |
| GLA1                      | First Floor | 2017.00 | 2017.00 |
| P/P                       | Porch       | 63.00   | 63.00   |
| GA1                       | Garage      | 454.00  | 454.00  |
| TOTAL LIVABLE (rounded)   |             |         | 2017    |

| LIVING AREA BREAKDOWN   |        |      |           |
|-------------------------|--------|------|-----------|
| Breakdown               |        |      | Subtotals |
| First Floor             |        |      |           |
| 0.8 x                   | 5.0 x  | 4.0  | 10.00     |
|                         | 12.0 x | 23.0 | 276.00    |
|                         | 27.0 x | 35.0 | 1405.00   |
|                         | 1.0 x  | 42.0 | 42.00     |
|                         | 12.0 x | 17.0 | 204.00    |
| 5 Areas Total (rounded) |        |      | 2017      |

8314 LAKE SUNRISE DR., APOLLO BEACH, FL 33672

LOAN#  
File No. LOT113 TRANSON

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

#### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

LOAN#  
File No. LOT113 TRANSON

**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:


1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** LOT 113 TRANSON LN, ROTONDA WEST, FL 33947

**APPRAISER:**

**SUPERVISORY APPRAISER (only if required)**

Signature:   
Name: EDWARD A. PETERS  
Date Signed: 11/03/2005  
State Certification #: R20001788  
or State License #: \_\_\_\_\_  
State: FL  
Expiration Date of Certification or License: 11/30/2008

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

☐ Did ☐ Did Not Inspect Property

ST. CERT. GEN. REA.

Freddie Mac Form 439 6-93

Page 2 of 2

Fannie Mae Form 1004B 6-93

Miller - 000882



## PETERS APPRAISAL SERVICES

|                                      |           |                          |
|--------------------------------------|-----------|--------------------------|
| Borrower: STEWART, JANIS             |           | File No.: LOT113 TRANSON |
| Property Address: LOT 113 TRANSON LN |           | Case No.: LOAN#          |
| City: ROTONDA WEST                   | State: FL | Zip: 33947               |
| Lender: AMERICAN MORTGAGE LINK       |           |                          |

AC 1783394

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
Florida Real Estate Commission

11/28/2008 040158475 221798

The CERTIFIED GENERAL APPRAISER  
Name below IS CERTIFIED  
Under the provisions of Chapter 475, FS  
Expiration Date: NOV 28, 2008

PETERS, HOWARD A  
1112 LAKE GONIA DR  
APOLLO BEACH FL 33609

JES BURE  
GOVERNANCE

DISPLAY AS REQUIRED BY LAW

DIANE CARL  
SECRETARY

6314 LAKE SUNRISE DR., APOLLO BEACH, FL 33672

Miller - 000883